

**HUNTINGTON BEACH UNION HIGH SCHOOL DISTRICT
MEASURE C**

**EXHIBIT A
HUNTINGTON BEACH UNION HIGH SCHOOL DISTRICT
BOND PROJECT LIST**

The following projects are the priorities that have been identified by the Board of Trustees of the Huntington Beach Union High School District, teachers, parents and education stakeholders, and are proposed to be financed at the following schools and school facilities:

EDISON HIGH SCHOOL

Mandatory Code, ADA, Life Safety & Structural Upgrades

- Repair or replace fire alarm systems.
- Replace and upgrade old doors.
- Upgrade restrooms, including replacing finishes and fixtures.
- Hazardous material abatement.
- Seismic upgrades.
- Repair dry rot damage.
- Replace and upgrade lighting.
- Upgrades and improvements to provide disabled access.

Health, Safety & Efficiency Improvements and Upgrades

- Replace roofs and make roofing repairs.
- Upgrade electrical panels and distribution systems for heating, ventilation and air conditioning systems.
- Replace, upgrade and install heating, ventilation and air conditioning systems.
- Replace, upgrade and install indoor ceilings and lighting.
- Replace floor coverings.
- Interior and exterior painting.
- Stabilize sinking buildings.
- Install fume hoods for safety ventilation where necessary.
- Repair, replace and improve plumbing, drains, sewers and other utility systems, including removal of existing utilities, and repair, replace and improve domestic water, sewer and fire water lines, and gas lines for health and safety.
- Replace glazing on windows for safety.

Additional Site, Classroom, and Lab Improvements

- Upgrade electrical panels and distribution systems, including wall outlets.
- Upgrade electrical service capacity.
- Upgrade telephone, public address, and clock/bell systems.
- Repair or upgrade security systems.
- Install additional communication technology for computers and security.
- Repair or replace old walls in classrooms.
- Install casework, demonstration tables and whiteboards for classrooms, labs, and other areas.
- Reconfigure undersized classrooms, labs, and other areas.
- Repair or replace interior finishes, casework, and storage in physical education facilities.
- Repair or replace old gym seating and built-in instructional/athletic equipment.
- Reconfigure or expand library.
- Replace window frames as needed.
- Replace lower window panel infills.
- Replace window treatments.
- Upgrade covered walkways.
- Add lunch shelters for inclement weather, where needed.
- Improve safety lighting.
- Repair paving, hardscape and concrete walks, curbs, etc. for safety.
- Repair and improve irrigation systems.
- Replace and improve fencing for security, and install new retaining walls.

- Add restrooms where necessary.

**FOUNTAIN VALLEY HIGH SCHOOL
Mandatory Code, ADA, Life Safety & Structural Upgrades**

- Repair or replace fire alarm systems.
- Replace and upgrade old doors.
- Upgrade restrooms, including replacing finishes and fixtures.
- Hazardous material abatement.
- Seismic upgrades.
- Repair dry rot damage.
- Replace and upgrade lighting.
- Upgrades and improvements to provide disabled access.

Health, Safety & Efficiency Improvements and Upgrades

- Replace roofs and make roofing repairs.
- Upgrade electrical panels and distribution systems for heating, ventilation and air conditioning systems.
- Replace, upgrade and install heating, ventilation and air conditioning systems.
- Replace, upgrade and install indoor ceilings and lighting.
- Interior and exterior painting.
- Replace floor coverings.
- Stabilize sinking buildings.
- Replace glazing on windows for safety.
- Install fume hoods for safety ventilation where necessary.
- Repair, replace and improve plumbing, drains, sewers and other utility systems, including removal of existing utilities, and repair, replace and improve domestic water, sewer and fire water lines, and gas lines for health and safety.

Additional Site, Classroom, and Lab Improvements

- Upgrade electrical panels and distribution systems, including wall outlets.
- Upgrade electrical service capacity.
- Upgrade telephone, public address, and clock/bell systems.
- Repair or upgrade security systems.
- Install additional communication technology for computers and security.
- Repair or replace old walls in classrooms.
- Install casework, demonstration tables and whiteboards for classrooms, labs, and other areas.
- Reconfigure undersized classrooms, labs and other areas.
- Repair or replace interior finishes, casework, and storage in physical education facilities.
- Structural repairs to sinking buildings.
- Repair or replace old gym seating and built-in instructional/athletic equipment.
- Reconfigure or expand library.
- Replace window frames as needed.
- Replace lower window panel infills.
- Replace window treatments.
- Upgrade covered walkways.
- Add lunch shelters for inclement weather.
- Improve safety lighting.
- Repair paving, hardscape and concrete walks, curbs, etc. for safety.
- Repair and improve irrigation systems.
- Replace and improve fencing for security, and install new retaining walls.
- Add restrooms where necessary.

**HUNTINGTON BEACH HIGH SCHOOL
Mandatory Code, ADA, Life Safety & Structural Upgrades**

- Repair or replace fire alarm systems.
- Replace and upgrade old doors.
- Upgrade restrooms, including replacing finishes and fixtures.

- Hazardous material abatement.
- Seismic upgrades.
- Repair dry rot damage.
- Replace and upgrade lighting.
- Upgrades and improvements to provide disabled access.

Health, Safety & Efficiency Improvements and Upgrades

- Replace roofs and make roofing repairs.
- Upgrade electrical panels and distribution systems for heating, ventilation and air conditioning systems.
- Replace, upgrade and install heating, ventilation and air conditioning systems.
- Replace, upgrade and install indoor ceilings and lighting.
- Replace floor coverings.
- Interior and exterior painting.
- Replace glazing on windows for safety.
- Install fume hoods for safety ventilation where necessary.
- Repair, replace and improve plumbing, drains, sewers and other utility systems, including removal of existing utilities, and repair, replace and improve domestic water, sewer and fire water lines, and gas lines for health and safety.

Construct Classrooms

- Construct, furnish and equip approximately 19 classrooms and related facilities such as restrooms, teacher workrooms, to accommodate enrollment growth.

Additional Site, Classroom, and Lab Improvements

- Upgrade electrical panels and distribution systems, including wall outlets.
- Upgrade electrical service capacity.
- Upgrade telephone, public address, and clock/bell systems.
- Repair or upgrade security systems.
- Install additional communication technology for computers and security.
- Replace and improve storm drains.
- Repair or replace old walls in classrooms.
- Install casework, demonstration tables and whiteboards for classrooms, labs and other areas.
- Reconfigure undersized classrooms, labs and other spaces.
- Repair or replace interior finishes, casework, and storage in physical education facilities.
- Repair or replace old gym seating and built-in instructional/athletic equipment.
- Reconfigure or expand library.
- Replace window frames as needed.
- Replace lower window panel infills.
- Replace window treatments.
- Upgrade covered walkways.
- Add lunch shelters for inclement weather.
- Improve safety lighting.
- Repair paving, hardscape and concrete walks, curbs, etc. for safety.
- Repair and improve irrigation systems.
- Replace and improve fencing for security and install new retaining walls.
- Add restrooms where necessary.

MARINA HIGH SCHOOL

Mandatory Code, ADA, Life Safety & Structural Upgrades

- Repair or replace fire alarm systems.
- Replace and upgrade old doors.
- Upgrade restrooms, including replacing finishes and fixtures.
- Hazardous materials abatement.
- Seismic upgrades.
- Repair dry rot damage.

- Replace and upgrade lighting.
- Upgrades and improvements to provide disabled access.

Health, Safety & Efficiency Improvements and Upgrades

- Replace roofs and make roofing repairs.
- Upgrade electrical panels and distribution systems for heating, ventilation and air conditioning systems.
- Replace, upgrade and install heating, ventilation and air conditioning systems.
- Replace, upgrade and install indoor ceilings and lighting.
- Replace floor coverings.
- Interior and exterior painting.
- Replace glazing on windows for safety.
- Install fume hoods for safety ventilation where necessary.
- Repair, replace and improve plumbing, drains, sewers and other utility systems, including removal of existing utilities, and repair, replace and improve domestic water, sewer and fire water lines, and gas lines for health and safety.

Additional Site, Classroom, and Lab Improvements

- Upgrade electrical panels and distribution systems, including wall outlets.
- Upgrade electrical service capacity.
- Upgrade telephone, public address, and clock/bell systems.
- Repair or upgrade security systems.
- Install communication technology for computers and security.
- Repair or replace old walls in classrooms.
- Install casework, demonstration tables and whiteboards for classrooms, labs, and other areas.
- Reconfigure undersized classrooms, science labs and other spaces.
- Repair or replace interior finishes, casework, and storage in physical education facilities.
- Repair or replace old seating and built-in instructional/athletic equipment.
- Replace window frames as needed.
- Replace lower window panel infills.
- Replace window treatments.
- Upgrade covered walkways.
- Add lunch shelters for inclement weather.
- Improve safety lighting.
- Repair paving, hardscape and concrete walks, curbs, etc. for safety.
- Repair and improve irrigation systems.
- Replace and improve fencing for security, and install new retaining walls.
- Add restrooms where necessary.

OCEAN VIEW HIGH SCHOOL

Mandatory Code, ADA, Life Safety & Structural Upgrades

- Repair or replace fire alarm systems.
- Replace and upgrade old doors.
- Upgrade restrooms, including replacing finishes and fixtures.
- Hazardous materials abatement.
- Seismic upgrades.
- Repair dry rot damage.
- Replace and upgrade lighting.
- Upgrades and improvements to provide disabled access.

Health, Safety & Efficiency Improvements and Upgrades

- Replace roofs and make roofing repairs.
- Upgrade electrical panels and distribution systems for heating, ventilation and air conditioning systems.
- Replace, upgrade and install heating, ventilation and air conditioning systems.
- Replace, upgrade and install indoor ceilings and lighting.
- Replace floor coverings.

- Interior and exterior painting.
- Replace glazing on windows for safety.
- Install fume hoods for safety ventilation where necessary.
- Repair, replace and improve plumbing, drains, sewers and other utility systems, including removal of existing utilities and repair, replace and improve domestic water, sewer and fire water lines, and gas lines for health and safety.

Construct Classrooms

- Construct, furnish and equip approximately 17 classrooms and related facilities, such as restrooms and teacher workrooms, to accommodate enrollment growth and replace old portable classrooms.

Additional Site, Classroom, and Lab Improvements

- Upgrade electrical panels and distribution systems, including wall outlets.
- Upgrade electrical service capacity.
- Upgrade telephone, public address, clock/bell systems.
- Repair or upgrade security systems.
- Install communication technology for computers and security.
- Repair or replace old walls in classrooms.
- Install casework, demonstration tables and whiteboards for classrooms, labs, and other areas.
- Reconfigure undersized classrooms, lab spaces and other areas.
- Repair or replace interior finishes, casework, storage in physical education facilities.
- Repair or replace old gym seating and built-in instructional/athletic equipment.
- Reconfigure or expand library.
- Replace window frames as needed.
- Replace lower window panel infills.
- Replace window treatments.
- Upgrade covered walkways.
- Add lunch shelters for inclement weather.
- Improve safety lighting.
- Repair paving, hardscape and concrete walks, curbs, etc. for safety.
- Repair and improve irrigation systems.
- Replace and improve fencing for security, and install new retaining walls.
- Add restrooms where necessary.

WESTMINSTER HIGH SCHOOL

Mandatory Code, ADA, Life Safety & Structural Upgrades

- Repair or replace fire alarm systems.
- Replace and upgrade old doors.
- Upgrade restrooms, including replacing finishes and fixtures.
- Hazardous materials abatement.
- Seismic upgrades.
- Repair dry rot damage.
- Replace and upgrade lighting.
- Upgrades and improvements to provide disabled access.

Health, Safety & Efficiency Improvements and Upgrades

- Replace roofs and make roofing repairs.
- Upgrade electrical panels and distribution systems for heating, ventilation and air conditioning systems.
- Replace, upgrade and install heating, ventilation and air conditioning systems.
- Replace, upgrade and install indoor ceilings and lighting.
- Replace floor coverings.
- Interior and exterior painting.
- Replace glazing on windows for safety.
- Install fume hoods for safety ventilation where necessary.

- Repair, replace and improve plumbing, drains, sewers and other utility systems, including removal of existing utilities and repair, replace and improve domestic water, sewer and fire water lines, and gas lines for health and safety.

- Replace and improve old storm drains.

Construct Classrooms

Construct, furnish and equip approximately 13 classrooms and related facilities, such as restrooms, teacher workrooms to relieve overcrowding, accommodate enrollment growth and remove old portable classrooms.

Additional Site, Classroom, and Lab Improvements

- Upgrade electrical panels and distribution systems, including wall outlets.
- Upgrade electrical service capacity.
- Upgrade telephone, public address, and clock/bell systems.
- Repair or upgrade security systems.
- Install communication technology for computers and security.
- Repair or replace old walls in classrooms.
- Install casework, demonstration tables, and whiteboards for classrooms, labs, and other areas.
- Reconfigure undersized classrooms, labs and other areas.
- Repair or replace interior finishes, casework, storage in physical education facilities.
- Repair or replace old gym seating and built-in instructional/athletic equipment.
- Reconfigure or expand library.
- Replace window frames as needed.
- Replace lower window panel infills.
- Replace window treatments.
- Add lunch shelters for inclement weather.
- Improve safety lighting.
- Repair paving, hardscape and concrete walks, curbs, etc. for safety requirements.
- Repair and improve irrigation systems.
- Replace and improve fencing for security, and install new retaining walls.
- Add restrooms where necessary.

ALTERNATIVE EDUCATION

COAST HIGH SCHOOL/ADULT SCHOOL

- Acquire, construct, furnish and equip a high school and adult school and related facilities of approximately 45,000 square feet of usable space, and acquire necessary land, easements and other necessary land rights in connection therewith.

VALLEY VISTA HIGH SCHOOL

Health, Safety & Efficiency Improvements and Upgrades

- Replace roofs and make roofing repairs.
- Replace, upgrade and install heating, ventilation and air conditioning systems.
- Replace, upgrade and install indoor ceilings and lighting.
- Replace floor coverings.
- Interior painting.
- Repair, replace and improve old plumbing.
- Replace glazing on windows for safety.

Additional Site, Classroom, and Lab Improvements

- Repair or upgrade security systems.

**HUNTINGTON BEACH UNION HIGH SCHOOL DISTRICT
MEASURE C**

**EXHIBIT B
TAX RATE STATEMENT**

An election will be held in the Huntington Beach Union High School District (the "District") on March 2, 2004, to authorize the sale of up to \$238,000,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to sell the bonds in multiple series over time. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California.

1. The best estimate of the tax which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 3.00 cents per \$100 (\$30.00 per \$100,000) of assessed valuation in fiscal year 2004-05.
2. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 3.00 cents per \$100 (\$30.00 per \$100,000) of assessed valuation in fiscal year 2006-07.
3. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is 3.00 cents per \$100 (\$30.00 per \$100,000) of assessed valuation in fiscal year 2006-07.

Voters should note that estimated tax rate is based on the *ASSESSED VALUE* of taxable property on the County's official tax rolls, not on the property's market value, which could be more or less than the assessed value. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Certain taxpayers may also be eligible to postpone payment of taxes. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

s/ Van Riley

Superintendent of Schools
Huntington Beach Union High
School District

**IMPARTIAL ANALYSIS BY COUNTY COUNSEL
MEASURE C**

The California Constitution provides that school districts may issue general obligation bonds for the construction, reconstruction, rehabilitation or replacement of school facilities, including the furnishing and equipping of school facilities or the acquisition or lease of real property for school facilities, with the approval of 55% of the voters of the district, voting at an election for that purpose. The California Constitution further provides that the bond measure must include a requirement that the bond proceeds will be used only for the permitted purposes and other requirements designed to ensure accountability.

The Huntington Beach Union High School District has proposed to the voters that general obligation bonds of the district be issued in an amount up to \$238,000,000 and that ad valorem taxes be levied upon taxable property in the district to repay the bonded indebtedness. The measure provides that proceeds from the sale of the bonds will generally be used to improve, renovate and construct school facilities benefiting the district, including upgrading restrooms, upgrading and replacing fire safety, communications, electrical, heating, ventilation, air conditioning and plumbing systems, seismic upgrades, stabilizing sinking buildings, upgrading libraries, construction of additional classrooms, acquisition of real property and construction of a high school/adult school, repair and replacement of roofs, removal of hazardous materials and improved access for disabled persons.

The measure provides that a citizens' oversight committee will be established to ensure that bond proceeds are properly expended and that annual performance and financial audits will be conducted. The measure further provides that bond proceeds will not be used for teacher and administrator salaries or other school operating expenses.

The Board of Trustees of the Huntington Beach Union High School District has called the election for the purpose of submitting the measure to the voters within the district. If 55% of the voters of the district voting on the measure vote yes, the district may proceed to sell the bonds and levy the related taxes as estimated in the Tax Rate Statement. A no vote on this measure will disapprove the issuance of the bonds and the levy of the taxes for such bonded indebtedness.

Approval of Measure C does not guarantee that the proposed project or projects in the district that are the subject of bonds under Measure C will be funded beyond the local revenues generated by Measure C. The district's proposal for the project or projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

ARGUMENT IN FAVOR OF MEASURE C

Repair neighborhood schools and prepare local students for success in the classroom and in the future by voting **YES on MEASURE C.**

Local high schools throughout Fountain Valley, Westminster, and Huntington Beach are old, deteriorating, and in need of basic repairs. Most of our schools were built over 30 years ago, before the start of the modern computer age.

Measure C will make urgent repairs and upgrades at Coast, Edison, Fountain Valley, Huntington Beach, Marina, Ocean View, Valley Vista, and Westminster High Schools, to make our classrooms clean and safe for learning.

YES on C will repair leaking roofs and cracked walls.

YES on C will remove asbestos and lead paint, for student safety.

YES on C will repair old bathrooms and plumbing systems.

YES on C will upgrade outdated fire alarms and electrical systems.

YES on C will make urgent seismic upgrades and structural repairs to schools with sinking foundations.

Teachers, parents, business organizations, and community leaders are all voting **YES on C** because it will be less expensive to upgrade and repair our schools now than in the future. If we don't make these repairs now, the problems will only get worse.

Measure C includes strict financial accountability requirements, including an independent Citizens' Oversight Committee, annual audits, and no money for administrators' salaries. Every dime goes toward repairing and upgrading local schools.

Our neighborhood schools have been hurt by state and federal budget cuts to education. Guaranteeing local funds is the only way to ensure that local students do not fall behind.

High school is the crucial time to prepare kids for their futures. We urgently need to give our students the skills they need to graduate and succeed in college or the job market.

Please join us in voting **YES on C**, to repair our neighborhood schools.

s/ Anne Adams
Teacher of the Year

s/ Celia Jaffe
P.T.A. Council Past President

s/ Susan M. Henry
Board of Trustees Pres.

s/ Judith M. Gielow
Co-President, League of Women Voters of Orange Coast

s/ Edwin C. Laird
Businessman

No argument against this measure was submitted.